

STRATA PLAN NW 2050
Strata Council Meeting
Wednesday, November 28, 2018
Minutes

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| 1. PRESENT: | Gordon Farrell
Carole Borthwick
Linda McLaren | Billy Leung
Joanne Parkinson
Audrey Montero |
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REGRETS: Lindsay Armstrong
Cyrus Pun

2. **CALL TO ORDER:** 6:45 pm

3. **ADOPTION OF MINUTES**

October 24, 2018 Council Meeting Minutes approved by email.

4. **COMMITTEE REPORTS**

4.1 **Social**

No reports at the moment.

4.2 **Grounds and Gardening**

4.2.1 **Landscaping**

Council received a quote from Yamamoto Landscaping Ltd. for \$1,600.00, to apply Nematodes on the northeast and southwest sides of our property to get rid of the grubs that have infested our lawns. Nematodes will be applied in late July or early August 2019.

Grub infestations are common in Richmond, at the moment. Grubs live under the surface of the grass and in late August and early September, when the Grubs are at their juiciest, raccoons, crows and other animals dig them up leaving huge patches of lawn looking as though someone's been over them with a rototiller. Council would like to use Nematodes rather than spraying chemicals because they are a safe organic method of ridding our lawns of Grubs.

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4.2.2 Arborist

Bartlett Tree Experts were on site on October 25, 2018 to prune the Plum tree located at the front of Building A 7511. They cleaned and removed all dead, diseased and broken branches. They thinned the crown to remove approximately 20% of live branches to improve light and air penetration. The Magnolia located at the front of the property next to the sidewalk was pruned. Bartlett cleaned and removed all dead, diseased and broken branches. They trimmed lower branches to a height of 7-8 feet to enhance the view of the building and property and thinned the crown to remove approximately 20% of live branches to reduce crown density. They reduced eastern crown spread by approximately 1-2 feet to provide clearance to the truck traffic.

4.3 Fire & Security – Block Watch

Richmond Block Watch is now on Facebook

Please click on this link www.facebook.com/richmondblockwatch and like our page to keep up with all the goings on here at the Richmond Block Watch.

<https://www.richmond.ca/safety/police/prevention/blockwatch.htm>

4.4 Maintenance

4.4.1 The underlay for the carpet in the stairway from the lobby in Building B, on the right-hand side when walking towards the elevator, was changed on November 3, 2018. As the area in the corner where the stairs and the wall meet is still a little damp. Council has voted to further investigate the cause of the dampness.

4.4.2 The yearly inspection of hydrants was performed on November 1, 2018.

4.4.3 Corona Plumbing Company was on site on November 19, 2018 to prepare the site for repairs on a pipe in the ceiling of the first floor of Building B. On November 21, 2018 they came back to perform the work but found that it was more work than anticipated. They are scheduled to come back after the holidays. Notice will be sent to the residents of Building B as the water will have to be shut off. Corona will be replacing 40 to 50' of pipe and 10 to 12 connectors

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which will cost approx. \$20,000. Council voted to take the money out of the repiping fund to pay for it.

- 4.4.4. During the scheduled maintenance of the overhead garage door gate in Building B it was found that bearing plates were worn out and required immediate replacement. The replacement of the bearing plates was completed on November 6, for a total amount of \$603.75.
- 4.4.5. Intertech Building Services Ltd. was on site on Monday, November 5, 2018 and Thursday, November 8, 2018 to strip, scrub, and wax floors in the lobby, laundry room and lockers entrance area. For safety reasons the company prefers not to apply wax in areas with lots of traffic. Council will evaluate the areas to see if they need wax for the next time.
- 4.4.6 Executive Fire and Safety was on site on November 16, 2018 as well as on November 27, 2018 to do the repairs needed after the fire inspection. They also began the process of changing the old exit signs with the new green person running. They began with Building A and will continue in the new year with Buildings B, and C.
- 4.4.7 Fire alarm bells were replaced in Building B as SL64 reported them not going off during the fire alarm incident in November.
- 4.4.8 Elevator in Building B has been inoperative at times lately. The technician from Richmond Elevator Company was on site on Monday, November 26, 2018 and removed a rock from the sill door of the elevator which was preventing the elevator from going up and down.

4.5 Shared Facilities

4.5.1 Games Room

Nothing to report at the moment.

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4.5.2 Lounge

Electrical work was performed in the lounge on Monday November 26, 2018. Wires were loose and some lights inside and outside the lounge were not coming on.

4.5.3 Pool

After the end of the season, the pool was drained and power washed.

The wooden entrance door to the pool is damaged beyond repair so Council is in the process of getting quotes to replace the old wooden door with an aluminum one.

A new electrical panel was installed on November 9, 2018 in the pool area as the old one was inadequate according to the pool inspector.

4.6 Bylaw Committee

No report at the moment.

5. NEW BUSINESS

5.1 The Annual General Meeting has been scheduled for December 4, 2018. Registration is at 6:30 p.m. and the meeting at 7 pm. Please mark the date on your calendars.

5.2 Exterior dryer ventilation system cleaning will take place on November 29, 2018.

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6. OLD BUSINESS

- 6.1 Final inspection of the refurbished suites damaged by fire was completed by October 31st, 2018 and the owners were permitted to move back into their respective units. Barclay Company was on site on Monday, November 26, 2018 to clean the carpets in areas where they had placed plastic-sheeting to prevent the carpet from further damage. A sticky residue leftover from the tape had to be removed.
- 6.2 Items left outside the garbage and or recycling areas are not permitted. Unwanted items should be taken to the appropriate recycling depot by the owner.

BYLAW 4.0 Use of property

4.8 A **resident** or **visitor** must remove from the common grounds any other waste or recyclable materials generated or brought onto the common grounds by them.

Items like furniture, waste materials from renovations and appliances are not collected by the removal contractors and must be removed by the person disposing of them.

- 6.3 Matson Peck and Topliss were onsite on November 8, 2016 for the third survey of the Bldg. C slab.
- 6.4 Owners with access to the locker room, **please** remember to turn off the lights before you leave the room. Thank you.

7 CORRESPONDENCE

Incoming:

SL75 sent a letter to Council suggesting that it might be a good idea to have everyone switch their wood-burning fireplaces over to electric. It was felt that it would be safer and alleviate the need for our yearly fireplace inspections.

Council would like to thank the owner of SL75 for the letter. While new city-wide bylaws prohibit the installation of wood-burning fireplaces in new construction, older building complexes, like Cypress Point, with wood-burning fireplaces are grandfathered in. The reason we have fireplace inspections to ensure that they are safe and working properly.

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SL38 sent a letter to Council regarding the fact that our grounds and gardens are looking so much better since Yamamoto Landscaping has taken over. The owner of SL38 feels that since we now are paying professional landscapers to take care of our property, we should let them decide what changes are needed to get our grounds and gardens back to the high standard that they were in when Cypress won an award for our complex.

Council agrees.

SL64 sent a letter to Council suggesting that it might be a good idea to have a time limit on cars parked in visitor parking as it was noted that a vehicle, with a visitor parking pass displayed on the front dash, was parked in one spot for a week.

Council would like to thank the owner of SL64 for the suggestion but after discussing the matter at length, Council decided to leave things as they are for the time being.

SL88 sent a letter to Council explaining how the owner got hold of the person who has been knocking at his door, off and on for a year, and running frightening his family, especially his wife and child.

SL16 sent an email to Council and subsequently attended the SCM to discuss the problem the owner is having with cannabis smoke wafting into the suite through the bathroom fan from the owner's downstairs neighbor. The owner is adversely affected by cannabis smoke. As each suite has its own bathroom vent stack up on the roof, Council is puzzled as to why smoke is being sucked down through the bathroom fan and will have Corona look into the matter.

Outgoing:

Letters were sent to owners who missed having their fireplaces inspected on the appointed date. Most owners are having their fireplaces inspected, at their own expense, on December 4th, 2018. Owner who have missed their first inspection have until December 10th, 2018 to have the fireplace inspected after which time a first fine will be applied.

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7. FINANCIALS

- a. Accounts Receivable as October 15, 2018
 - SL02 \$30.00
 - SL92 \$90.00 SL76 \$ 299.25
 - SL86 \$70.00 SL20 \$2,523.10
- b. Woodridge Shared Facility financials were received for October 2018.
- c. Cypress Shared Facilities for October 2018 were issued.
- d. Cypress Point October 2018 financials were approved.
- e. Fund overview as October 2018.

	October 2018
Contingency Fund	276,113.33
Special Levy Fund	5,901.46
Repiping Fund	64,110.72
Exterior Building Fund	25,575.34
Future Remediation Fund	368,277.37
Total Funds	739,978.2
Current Year Surplus	<u>19,730.54</u>
Total Owner's Equity	759,708.76

9. MEETING ADJOURNED: 8:30 pm

10. NEXT MEETING: Tuesday, December 4, 2018.